



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 25, 2025

Miguel Del Rio
Senior Planner
City of Moreno Valley
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR MORENO MEADOWS DATED SEPTEMBER 19, 2025, STATE
CLEARINGHOUSE NUMBER [2025090905](#)

Dear Miguel Del Rio,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for Moreno Meadows (Project). The proposed Project includes the development of a residential community featuring 457 for-sale market-rate homes and 98 deed-restricted accessory dwelling units, 78 reserved for low-income and 20 for moderate-income households (555 total units). The community will include public parks, open space, recreational amenities, multi-use trail connections, and enhanced infrastructure to serve future residents and the broader neighborhood. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene,

and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#) for the most recent guidance and screening levels.

2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC reserves the right to comment on any future circulated documents related to this Project based on our review or proposed or incorporated changes, measures, or project features. DTSC would like to thank you for the opportunity to comment on the NOP of a DEIR for Moreno Meadows. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions regarding these comments, please contact us via our [CEQA Review email](#).

Miguel Del Rio
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Sincerely,

Tamara Purvis

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cc: (via email)

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